



20 Phoenix Rise
Pleasley, Nottinghamshire NG19 7EY
Offers Over £170,000

- A WELL-PRESENTED, THREE-BEDROOM, MID-TOWN HOUSE BUILT IN 2011
- ENTRANCE AREA WITH COMPOSITE FRONT DOOR AND ACCESS TO THE GROUND FLOOR WC
- FITTED DINING KITCHEN, ALSO INCLUDING BUILT IN ELECTRIC OVEN AND GAS HOB
- TWO FURTHER BEDROOMS, BOTH HAVING FITMENTS AND ONE CURRENTLY USED AS A STUDY
- THE PROPERTY IS ON THE EDGE OF THE RESIDENTIAL AREA AND HAS DRIVEWAY TO THE FRONT
- GAS HEATING, UPVC DOUBLE GLAZING AND 'FURNITURE PACK' FOR FIRST TIME BUYERS
- LOUNGE TO THE FRONT, HAVING SPINDLE STAIRCASE LEADING TO THE FIRST-FLOOR ROOMS
- MAIN BEDROOM WITH FITTED WARDROBES TO ONE WALL AND EN-SUITE SHOWER ROOM
- BATHROOM HAVING THREE-PIECE WHITE SUITE AND TILED SPLASHBACKS
- COVERED, ENTERTAINING AREA TO THE REAR AND LOW MAINTENANCE, ARTIFICIAL LAWN

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed onto the A617, Chesterfield Road South, which then becomes Chesterfield Road North. As you enter, take a slight left onto Chesterfield Road. Turn left onto Newboundmill Lane, right onto Terrace Lane, right again and then straight over onto Phoenix Rise. Follow the road round to the right and the property is on the right-hand side.

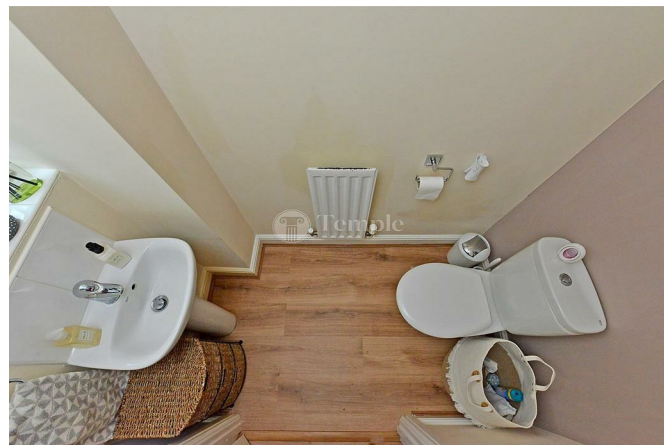
ACCOMMODATION COMPRISES

ENTRANCE AREA

Composite front door, radiator and laminate flooring.

CLOAKROOM

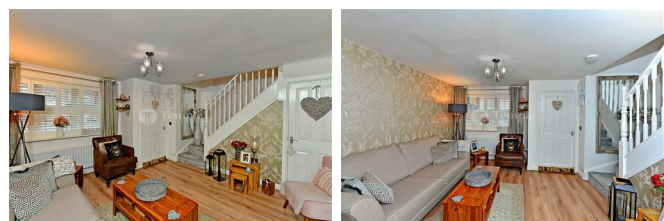
WC and wash hand basin. Radiator. UPVC window.



LOUNGE

15'2 including stairs x 14'2 (4.62m including stairs x 4.32m)

UPVC double glazed front aspect. Radiator, laminate flooring, under stair cupboard and spindle stairs rising to the first floor.



DINING KITCHEN

15'3 x 8'7 (4.65m x 2.62m)

Fitted with a range of base and eye level units, work surfaces and stainless-steel sink unit and

single drainer. Built in electric oven, gas hob and cooker hood. Cupboard housing the gas boiler. Breakfast bar, UPVC double glazed French doors to the rear and UPVC double glazed rear window.



FIRST FLOOR

LANDING

Access to the loft space.



BEDROOM ONE

9'3 to wardrobes x 8'5 increasing to 9'9 (2.82m to wardrobes x 2.57m increasing to 2.97m)

Having full length fitted wardrobes to one wall. Radiator. UPVC front elevation.





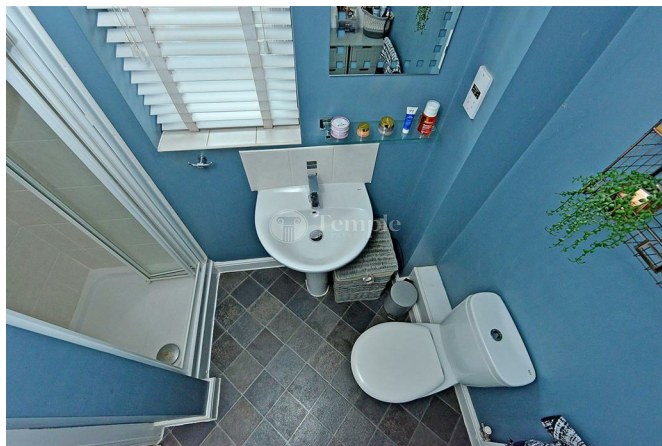
EN SUITE

Comprising tiled shower cubicle, wash hand basin and WC. Cupboard housing the hot water tank. Radiator and UPVC obscure glaze.



BATHROOM

Three-piece white suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks. Radiator.



OUTSIDE

Outside. There is an open plan frontage, which provides car standing. To the rear, there is an enclosed garden, featuring covered seating area and artificial lawn.

BEDROOM TWO

8'8 x 7'7 (2.64m x 2.31m)

Fitted divan bed and overhead cupboards. Radiator. UPVC rear elevation.



BEDROOM THREE/STUDY

8'8 x 6'7 including wardrobe (2.64m x 2.01m including wardrobe)

Full length fitted wardrobe to one wall. Radiator. UPVC rear elevation.



The property is in council tax band B (Bolsover District Council).

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5760/13.02.2025

